

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 24-09-2007

Item No.	Applicant	Parish	Reference No.
1	Co-Dunkall	CASTON	3PL/2007/1079/F
2	Mr G Leigh	ATTLEBOROUGH	3PL/2007/1100/F
3	J S Bloor (Sudbury) Ltd	CARBROOKE	3PL/2007/1140/D
4	Ian Dalrymple	HARDINGHAM	3PL/2007/1141/F
5	Anguish's Educational Foundati	DEREHAM	3PL/2007/1173/F
6	Mr T Hansell	NORTH ELMHAM	3PL/2007/1183/O
7	Breckland Council	SCARNING	3PL/2007/1194/O
8	Highbury Developments Ltd	SWAFFHAM	3PL/2007/1202/F
9	Mr W Henry	NECTON	3PL/2007/1343/F
10	Mr TJ & Mrs JA Dagless	DEREHAM	3PL/2007/1371/CU

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ITEM	1	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/1079/F	
LOCATION:	CASTON Hawthorns The Street	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: N CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Co-Dunkall Hawthorns The Street	
AGENT:	ADM Architectural Services Ltd Flint Cottage Shropham Road	
PROPOSAL:	Proposed redevelopment to provide two bungalows with garaging	

KEY ISSUES

1. Density of development.
2. Design of dwellings.
3. Impact of development on visual amenity of locality.

DESCRIPTION OF DEVELOPMENT

The proposal is a full application for the erection of two chalet style bungalows with attached cartsheds to provide covered parking areas, following the demolition of the existing modern bungalow on the site. The scheme has been amended since its submission to address concerns raised regarding impact in the street scene, surface water drainage and access/visibility.

SITE AND LOCATION

The site lies within the Settlement Boundary for Caston in a housing area of mixed scale and design. The site is located between a modern two storey house and a modern bungalow. A drainage ditch runs along the frontage of the site which is bridged off-centre to form a driveway into the site. There is a mature hedgerow on the frontage (in front of the drainage ditch) and a mature tree on the rear boundary both of which contribute to the character of the area. The site is located partly within the Environment Agency floodplain (zones 2 and 3).

RELEVANT SITE HISTORY

No relevant site history

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POLICY CONSIDERATIONS

Policies HOU.4, HOU.15, TRA.5, ENV.28 and INF.4 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.

HOU.4 Within the Settlement Boundaries of villages identified for Individual dwellings or small groups of housing, development will be permitted where it will enhance the form, character and setting of the village.

HOU.15 The design and layout of new residential development will be to a high standard.

TRA.5 Where development would endanger transport safety, generate traffic that would be detrimental to the transport network, require highway improvements that would conflict with conservation considerations or attract traffic that would have an adverse effect on residential amenity, it will not be permitted.

ENV.28 Amenity will be protected.

INF.4 Development that would increase the risk of flooding will not be permitted, unless appropriate mitigation measures are agreed in accordance with the Local Planning Authority and Environment Agency.

CONSULTATIONS

CASTON P C

Objection- very strong objection.

- 1, Over development of the site.
- 2, Garages are in front of building line.
- 3, Garages in front of the houses, garages two will be blocking the view from Green Lawns.
- 4, More infilling with expensive houses with little garden space.
- 5, Not suitable for a rural village.

HIGHWAY AUTHORITY - No objection subject to the imposition of conditions concerning access construction detailing, provision of visibility splays and on-site turning/parking provision.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - Any permission granted should be subject to a condition that the existing drainage ditch is retained/maintained and any driveway or hard landscaping is water permeable to reduce flood risk. Additionally, the new dwellings should be connected to the mains sewer, which is shortly to be provided in Caston.

ENVIRONMENT AGENCY - The revised submitted Flood Risk Assessment (FRA) is acceptable, and there is now no objection to this proposal providing the mitigation works specified in the FRA are carried out prior to the creation of either dwelling and associated conditions concerning floor levels and surface/foul water are also imposed.

REPRESENTATIONS

Letters have been received from neighbouring residents who have raised the following concerns/objections:-

1. Concerns about drainage and the site flooding.
2. The existing bungalow is sound and shouldn't be demolished.
3. If this scheme is approved, it will create further pressure for infilling.
4. The proposed scheme would cause overcrowding of the site.
5. The proposed dwellings are not in keeping in design terms.

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ASSESSMENT NOTES

- * This application has been referred to members for determination at the request of Ward Councillor John Rogers who is concerned that the proposed scheme is too dense, would be out of keeping and would exacerbate existing drainage problems.
- * The issues of drainage and flooding have been fully examined in liaison with the Environment Agency and your officer is satisfied that the scheme would not be problematic in this respect subject to the imposition of appropriate conditions.
- * The density of the development is not inappropriate for such a village location. The plot sizes for each of the two units are comparable and larger than some other existing properties on The Street and on Dukes Lane. The density figure equates to 24 units per hectare which is below the Government's guidance figures of between 30 and 50 units per hectare, as set out in Planning Policy Statement 3 on Housing.
- * Your officer is comfortable with the density of the scheme and the way in which this has influenced the design approach taken. More efficient use would be made of the wide plot and the design of the units would provide a pleasing transition from the two storey house to the North West of the site, to the bungalow, to the South East of the site. The housing around the application site is of mixed scale and design so it would be difficult to argue that the proposed dwelling would not fit in, in visual terms.
- * The design response to the development of this site is a modern one allied with the use of traditional facing and roofing materials. The use of timber boarded cartsheds at the front of the site would help to reinforce the rural character of the development. This emphasis could be built upon by the careful choice/use of frontage planting and surfacing which could be controlled by conditions.
- * The proposed cartsheds would break forward of the loosely defined building line, but only marginally so, and due to their hipped roof design with black stained weatherboarding under a pantiled roof, would not be visually intrusive in the street scene. There are other properties in the immediate locality with garages to the front, which are also forward of the building line.
- * The proposed scheme would not harm the amenity of adjacent dwellings in terms of loss of light, privacy and/or outlook.
- * An acceptable level of amenity space and on-site parking provision would be provided along with a shared access driveway with appropriate visibility splays. Overall, a good standard of residential amenity would be provided for the occupiers of the proposed dwellings.
- * Pressure for further infilling will remain regardless of the decision made on this application but every site put forward for development or re-development will be very carefully considered on its own merits and many proposals for infill development are rejected. As such, any fears about a free-for-all in terms of development in the village are unjustified.
- * This particular application has been carefully assessed on its own merits in relation to the above mentioned relevant Local Plan Policies. It is clear that considerable thought has gone into designing this scheme, which has been further refined by design input from your officer, the Highway Authority and the Environment Agency and as such, your officer is happy to recommend approval of this application subject to appropriate conditions.

RECOMMENDATION

Planning Permission

CONDITIONS

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 24-09-2007

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3100** Wall materials
- 3102** Roofing materials
- 3212** No additional windows at first floor
- 3302** No P.D. for extensions, roof alterations, porches
- 3310** No alterations to lose garage
- 3405** Fencing/walls - details and implementation
- 3408** Landscaping - details and implementation
- 3414** Fencing protection for existing trees
- 3514** Replacement dwellings - existing to be demolished
- 3712** Access and car park laid out prior to use
- 3802** Precise details of surface water disposal
- 3804** Precise details of foul water disposal
- 3944** Contaminated Land - Desk top study
- 3943** Contamination found during development
- 3925** Flood mitigation works to be carried out
- 3930** Floor levels to be set no lower than 41.82 ODN
- 3935** No buildings or structures etc in flood zone
- 3940** Details of all hardsurfacing to be agreed
- 3750** Vehicular access to be hardsurfaced
- 3750** Vehicular & pedestrian access as per drawings
- 3750** Visibility splay as per drawings
- 3750** Access/onsite parking etc laid out in accordance with plan
- 3990** NOTE: re. land ownership rights
- 3994** NOTE re works on the highway
- 3960** NOTE: E.A notes attached
- 3998** NOTE: Reasons for Approval

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ITEM	2	RECOMMENDATION : REFUSAL
REF NO:	3PL/2007/1100/F	
LOCATION:	ATTLEBOROUGH Plot adjacent Thresher Wine Merchants High Street	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: Y TPO: N LB GRADE: N
APPLICANT:	Mr G Leigh Titan Estates Ltd 11 Carlton Terrace	
AGENT:	Mr David Cumming CSA Design Studio Wilby	
PROPOSAL:	Convert existing house into 2 flats and form 2 new flats in adjoining garden	

KEY ISSUES

Neighbour amenity

DESCRIPTION OF DEVELOPMENT

This application proposes to convert existing premises to the rear of Threshers Wine Shop to two flats and to build a new block in the rear garden to create two new flats. The proposed design of the new flats is modern in appearance with a flat roof housing solar panels. External facing materials are red bricks, larch wood cladding and glass panel. The proposed flats would be attached to the rear of the existing premises.

SITE AND LOCATION

The site is located at the junction of London Street and Hargham Road, close to Attleborough town centre and within the Conservation Area. The area is predominantly residential in character although commercial premises exist in close proximity. Immediately to the west of the site is a small block of flats.

RELEVANT SITE HISTORY

Earlier this year planning permission was refused at officer level for an almost identical proposal (3PL/2006/1882/F).

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POLICY CONSIDERATIONS

Policies HOU.2 and ENV.28 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.

HOU.2 Housing development within the Settlement Boundaries of the five towns will be permitted subject to criteria.

ENV.28 Amenity will be protected.

CONSULTATIONS

ATTLEBOROUGH TC

Recommended for refusal on the following ground: In particular the north elevation is not in keeping with the surrounding properties.

HIGHWAYS AUTHORITY - No objection.

COUNCIL'S HISTORIC BUILDINGS OFFICER - No objection in principle.

REPRESENTATIONS

Letters have been received from the adjacent flats (Dairy Farm Court), objecting to the application on the grounds that it is out of character with surrounding properties and detrimental to residential amenity in view of the close proximity to the site boundary.

ASSESSMENT NOTES

- * The application is referred to Development Control Committee at the request of the Ward Representative.
- * The site lies within the Settlement Boundary for Attleborough where the principle of new residential development is acceptable.
- * Members will note that a similar application was refused earlier this year. The application was refused on the grounds that the proposed two flats in the rear garden were considered to be detrimental to the amenities of the neighbouring flats by virtue of their close proximity to the site boundary, overbearing impact and resultant loss of outlook.
- * The only difference between this application and the previous scheme is that the proposed new flats have been moved approximately 0.4m away from the site boundary adjoining the adjacent flats.
- * Whilst this amendment is acknowledged it is not considered that such a minor alteration materially overcomes the previous concerns and the impact on the adjacent flats that the proposal would have.
- * Comments regarding the design of the proposed new flats are noted. However, it is not considered that an objection on these grounds can be substantiated.
- * It is considered that the application does not overcome the previous reasons for refusal and is, therefore, recommended for refusal.

RECOMMENDATION

Refusal of Planning Permission

REASON(S) FOR REFUSAL

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- 9220** D.W.L.P. - Policy ENV.28
- 9900** Overdevelopment - detrimental to amenity

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ITEM	3	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/1140/D	
LOCATION:	CARBROOKE Area B Former RAF Watton Technical Site Norwich Road	APPN TYPE: Reserved Matters POLICY: Out Settlemnt Bndry ALLOCATION: Redevelop. Opport CONS AREA: N TPO: Y LB GRADE: N
APPLICANT:	J S Bloor (Sudbury) Ltd Marauder House Skyliner Way	
AGENT:	J C N Associates Ltd Wingham Mill Road	
PROPOSAL:	Res dev of 117 2, 3 & 4 bedroom dwellings with assoc parking, garages, roads and footpaths	

KEY ISSUES

Layout/Design

DESCRIPTION OF DEVELOPMENT

Reserved matters approval is sought for 117 dwellings as part of the redevelopment of the former RAF Watton Technical Site. The proposal includes a mixture of 2, 3, 4 and 5 bedroomed houses. The majority of the houses would be 2 storeys in height, with some 2 1/2 and 3 storey dwellings in key locations. Proposals for landscaping and external materials are included within the application.

SITE AND LOCATION

The application site extends to 2.98 hectares and forms part of phase 2 of the redevelopment of the former RAF Watton Technical Site. The site adjoins the existing airfield and includes part of the area formerly occupied by large aircraft hangers. The site falls within the Parishes of Carbrooke and Griston.

RELEVANT SITE HISTORY

Outline planning permission for residential development was granted on appeal in November 2006. A revised Design Guide for the site was agreed in July 2007.

POLICY CONSIDERATIONS

Policies HOU.15 and HOU.16 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.

HOU.15 The design and layout of new residential development will be to a high standard.

HOU.16 The density of housing development will reflect its environment and locality.

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CONSULTATIONS

CARBROOKE P C

OBJECTION

See Letter received 10 August 2007

WATTON TOWN CLERK

NO REPLY AS AT 7TH SEPTEMBER, 2007

GRISTON P C

NO REPLY AS AT 7TH SEPTEMBER, 2007

HIGHWAY AUTHORITY - has made various detailed comments about the site layout and parking provision.

COUNCIL'S CONTAMINATED LAND OFFICER - has advised that further site investigation works are required.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - is generally content with the proposed landscaping, but has expressed some concern about the relationship of some new houses to existing trees.

NORFOLK POLICE - have made comments about the security of proposed parking courts.

REPRESENTATIONS

A letter has been received from a local sports club asking that consideration be given to a contribution towards local recreational facilities.

ASSESSMENT NOTES

* The principle of housing development here has been established by the grant of outline permission in November 2006. Matters for consideration under this application relate only to the detail of the design and layout of the development.

* The proposed housing layout is considered to be generally acceptable. The form of the development complies with the recently approved Design Guide for the site, which aims to create a series of distinct character areas. Housing forms, densities, materials and landscaping are varied across the development to achieve this objective. Adjacent to the airfield perimeter, the housing proposed follows a loose and informal pattern, with extensive planting, to create a soft and varied edge to the development. Elsewhere, along the main spine road, development is more urban and formal to reflect the character of existing former RAF housing in the area.

* Following negotiations, minor amendments have been made to the layout and design of the development to take account of the comments of consultees and to ensure compliance with the approved Design Guide for the site.

RECOMMENDATION

Approval of Reserved Matters

CONDITIONS

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 24-09-2007

- 3012** Approval of Reserved Matters condition
- 3048** In accordance with submitted AMENDMENTS
- 3403** Screen fencing &/or walling to be built
- 3740** Any highway conditions
- 3998** NOTES: Outline Conds & S106 apply & Reasons for Approval

By hand.

Carbrooke Parish Council.

Mill Lodge,
18, Mill Lane,
Carbrooke,
Thetford.
IP25 6TD.

01953 889342

Mr. P.N. Daines
Development Services Manager,
Breckland Council,
Elizabeth house,
Walpole Loke,
Dereham,
Norfolk.
NR19 1EE



8th August 2007.

Dear Mr. Daines,

Re: 3PL/2007/1140/D. Area B Former R.A.F. Watton Technical Site

Following circulation of the paperwork to all members, Carbrooke Parish Councillors **unanimously and strongly object** to this application on the grounds that it gives totally incorrect information as to its location.

Whilst your notification of the planning application correctly refers to the location being Carbrooke, there is nothing in the Bloors paper work to even suggest that they are aware of this.

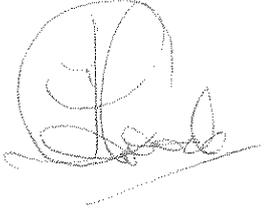
Carbrooke Parish Council asks for the support of the District Council, as planning authority, in rectifying this matter by refusing permission until all documentation makes clear where the development lies.

Suggestions are made by some Councillors that the local government Ombudsman and the Media should be involved but clearly this could not take place until the next meeting of the Parish Council in early September.

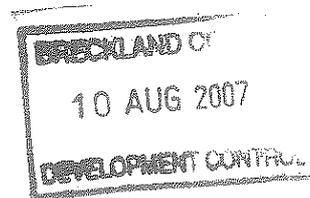
Concerns are also expressed regarding provisions of adequate drainage on the site (this may more properly be seen as the responsibility of the main site developer and is

the subject of other correspondence between the Parish Council and yourself.) and apparent lack of awareness of the high degree of use of the adjacent runway by large transport aircraft and helicopters. On this latter point, I would refer you to L.c on the attached programme for September and October from Defence Estates.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J.C. Goode', written over a horizontal line.

J.C. Goode,
Clerk to the Parish Council.





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Mil: DTE LANDMARC E-Range Officer



See Distribution

Reference: DTE/E/J/3030

Date: 25 July 2007

TRAINING ACTIVITIES – SEPTEMBER/OCTOBER 07

1. The following shows the main training events taking place during the above period which may lead to more intense activity or increased noise levels around the area. As you can appreciate much of the activity will be related to operational training and is subject to short notice change.
 - a. During the period 1 to 16 September pre operational training will result in all ranges being heavily used. This will involve attacks using explosives to simulate artillery and mortar fire which will result in increased noise levels. Much of this activity will take place round Bodney Camp and the Eastmere urban village towards to East of the area. Also during the period tracked vehicles will be using the area with activities concentrated in the Bodney Camp area.
 - b. Throughout the period 2 to 16 September fast jets will be making low passes over STANTA as part of operational training. This will last for very short periods and we will attempt to direct them over the less populated surrounding areas. Regret that due to weather and other constraints we cannot give detailed times. Helicopters will be used extensively in support of ground troops which may result in them hovering in particular areas for long periods.
 - c. Both Watton and Sculthorpe will continue to be used by C130's and helicopters on a daily basis.
 - d. Artillery weapons will be fired during the period 10 to 21 October from locations in the South of the area.
2. Regret we are unable to give detailed timings for activities as much of what is undertaken is in response to changes required to ensure troops are correctly trained. We are conscious that activities may cause disruption and attempt to minimise any impact on our neighbours.



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ITEM	4	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/1141/F	
LOCATION:	HARDINGHAM The Beeches Beeches Lane	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Ian Dalrymple The Beeches Beeches Lane	
AGENT:	R & J Parker Bldg Design Consultants Ltd Home Farm Cottage	
PROPOSAL:	Conversion of redundant barns to single residential unit	

KEY ISSUES

1. Residential conversion of barn.
2. No marketing for business re-use undertaken.
3. Relationship with main dwelling considered inappropriate for business use.

DESCRIPTION OF DEVELOPMENT

This application proposes the conversion of a range of two storey and single storey traditional barns to create a single dwelling. The parent property currently benefits from two vehicular accesses and these are to be used independently in the scheme.

SITE AND LOCATION

The application site, which is well screened from the highway, is located towards the head of the unadopted Beeches Lane, immediately to the rear of the principal dwelling, a two storey cottage known as The Beeches. The buildings and dwelling are separated by a 6m wide grassed track. The site lies outside the Settlement Boundary.

RELEVANT SITE HISTORY

No relevant site history

POLICY CONSIDERATIONS

Policy HOU.11 of the Breckland District Local Plan (Adopted September 1999) is considered relevant to this application.
HOU.11 The conversion of rural buildings to residential use will be permitted subject to criteria.

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CONSULTATIONS

HARDINGHAM P C

No Objection.

NATURAL ENGLAND - No objection subject to conditions.

REPRESENTATIONS

None

ASSESSMENT NOTES

* This application is referred to the Development Control Committee as the applicant has failed to undertake a marketing exercise seeking to achieve a business re-use of this range of redundant outbuildings.

* In this instance, however, it is not considered that a business re-use would be appropriate given that the buildings are only 6m west of the rear face of the parent dwelling.

* In design terms the proposal is considered to respect and retain the traditional character of this attractive range of buildings, which comprise brick and block walls set under clay pantiled roofs.

* It is confirmed that the buildings are structurally sound and capable of conversion and that the creation of a dwelling will not impinge upon the amenity of the occupiers of The Beeches.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3110** External materials to match existing
- 3120** External joinery to be stained black
- 3212** No additional windows at first floor
- 3300** No P.D. for fences, walls etc
- 3302** No P.D. for extensions, roof alterations, porches
- 3304** No P.D. rights for extensions, sheds, etc
- 3306** No P.D. rights for garages
- 3402** Boundary screening to be agreed
- 3804** Precise details of foul water disposal
- 3720** Provide access and parking
- 3920** Obscured glazing requirement
- 3920** Contaminated Land desk study and site walkover
- 3920** Contaminated land advisory
- 3920** Details of proposed bat loft
- 3920** Programme for mitigation works for bat loft
- 3998** NOTE: Reasons for Approval

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ITEM	5	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/1173/F	
LOCATION:	DEREHAM Units 5-9 Nelson Place	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: Primary Comm. Area CONS AREA: Y TPO: N LB GRADE: N
APPLICANT:	Anguish's Educational Foundati The Educational Foundation of Alderman	
AGENT:	LSI Architects The Old Drill Hall 23A Cattle Market Street	
PROPOSAL:	Alterations and extensions to units	

KEY ISSUES

Extensions and alterations to retail premises aimed at increasing retail floorspace whilst improving the shopping environment.

DESCRIPTION OF DEVELOPMENT

This application proposes a 2.8m wide forward extension of the shopfronts of units 5-9 Nelson Place. The scheme also proposes extending the sales area in Unit 9 further, by the infilling of the existing alleyway between units 9 and 10. The total increase in floor area resulting will be 46 square metres. Further works proposed in the application include the installation of a canopy above the resultant shop fronts and the creation of additional storage space within the service deck area above to match that existing for the adjoining units. The spiral staircase is also to be removed and the paved precinct extended accordingly. The concrete pilasters forward of the current shops are to be re-clad.

SITE AND LOCATION

The application site forms part of the Nelson Place retail development constructed in 1971. The site is located between Dereham High Street to the west and the Cowper Road Car Park to the east. Units 5-9 are currently occupied by 'New Look', the Warehouse Clearance shop and Hughes Electrical.

RELEVANT SITE HISTORY

No relevant site history

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POLICY CONSIDERATIONS

Policy SHO.3 of the Breckland District Local Plan (Adopted September 1999) is considered relevant to this application.

SHO.3 Extensions and small scale retail development in the centres of the five towns will be permitted subject to other policies.

CONSULTATIONS

DEREHAM T C

Concerns were raised about the closure of the alleyway beside Iceland and checks would need to take place as this could be a 'right of way'. The retail profile in town needs to be raised.

REPRESENTATIONS

None

ASSESSMENT NOTES

- * The application is referred to Development Control Committee at the request of the local Ward Representative.
- * The proposal is aimed at lifting the profile of the precinct to shoppers and retailers and presenting a more contemporary element within it.
- * The applicants advise that retail needs have expanded since the 1970s and that increased levels of floorspace are demanded by today's national stores.
- * Whilst the new shopfronts resulting from this proposal will require separate applications (according to the individual occupier's needs) the canopy is aimed at providing a maritime theme to the precinct. The re-cladding of the existing concrete pilasters with polished stone will, in addition, raise the quality of the environment for shoppers.
- * The loss of the alleyway from the precinct to the car parking area to the rear is regrettable, however, this needs to be balanced against the dark and unfriendly "tunnel" it currently represents to users. Shoppers using the car park to the rear will be encouraged to walk around unit 10 (Iceland) as an alternative.
- * Similarly the users of the former spiral stairway will be encouraged to use the ramped access off Nunns Way and a handrail is to be provided to create a safe pedestrian zone for them.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3106** External materials and samples to be approved
- 3920** Shop canopy material details and samples
- 3920** Provision of pedestrian barrier
- 3998** NOTE: Reasons for Approval

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ITEM	6	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/1183/O	
LOCATION:	NORTH ELMHAM Site adjacent 6 Orchard Close	APPN TYPE: Outline POLICY: In Settlement Bndry ALLOCATION: No Allocation CONS AREA: Y TPO: N LB GRADE: N
APPLICANT:	Mr T Hansell 6 Orchard Close North Elmham	
AGENT:	Parsons & Whittleby Ltd 1 London Street Swaffham	
PROPOSAL:	Proposed dwelling and new vehicular access to No. 6 Orchard Close	

KEY ISSUES

1. Outline application - elevated, exposed site.
2. Suitable for single storey development.

DESCRIPTION OF DEVELOPMENT

This is an outline application for the erection of a dwelling on part of the side garden area of a semi-detached 2 storey house in North Elmham. The means of access to the site is required to be considered whereas all other matters are reserved for future determination.

SITE AND LOCATION

The 457 square metre site is located at the junction of Orchard Close and Eastgate Street. Comprising mainly lawn, which includes a concrete drive and parking area, the site rises significantly above road level. Whilst two storey development is characteristic within Orchard Close, Eastgate Street to the east comprises mainly single storey development. The site is located within the village Settlement Boundary.

RELEVANT SITE HISTORY

No relevant site history

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POLICY CONSIDERATIONS

Policy HOU.4 of the Breckland District Local Plan (Adopted September 1999) is considered relevant to this application.

HOU.4 Within the Settlement Boundaries of villages identified for Individual dwellings or small groups of housing, development will be permitted where it will enhance the form, character and setting of the village.

CONSULTATIONS

NORTH ELMHAM P C

Objection please see letter on file.

HIGHWAY AUTHORITY - No objection subject to conditions.

REPRESENTATIONS

None

ASSESSMENT NOTES

- * This application is referred to Development Control Committee at the request of the Ward Representative.
- * Although the application is in outline and merely refers to the erection of a dwelling, the accompanying Design and Access Statement indicates the intention for a two storey house on the site.
- * The proposed plot is clearly of sufficient size to accommodate a dwelling without compromising the fairly low density form of development in the immediate vicinity.
- * Given that a dwelling on this elevated site will relate more closely to the single storey development to the East, along Eastgate Street, it is considered that any permission should specify a single storey unit only.
- * A two storey dwelling would, furthermore, be likely to impact upon the amenity of adjoining occupiers by virtue of overlooking.
- * Subject to a well designed bungalow being proposed for the site, it is considered that the development would enhance the form and character of the village as required by Policy HOU.4 of the Breckland District Local Plan.

RECOMMENDATION

Outline Planning Permission

CONDITIONS

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 24-09-2007

- 3005** Outline Time Limit (3 years)
- 3058** Standard Outline Condition
- 3046** In accordance with submitted plans
- 3202** Single storey dwelling only
- 3212** No additional windows at first floor
- 3302** No P.D. for extensions, roof alterations, porches
- 3402** Boundary screening to be agreed
- 3750** Vehicular access constructed in accordance with NCC spec.
- 3750** Gradient not to exceed 1:12 for first 5m
- 3750** Visibility splays provided to each side of access
- 3750** Proposed access/on site parking etc to be laid out as plan
- 3750** Access constructed with adequate drainage
- 3750** No works commence until off site impr. works agreed
- 3750** Off site improvement works done prior to occupation
- 3998** NOTE: Reasons for Approval

North Elmham Parish Council

3PL/2007/1183/Q (Hansell)

The Parish Council carried out a site visit on Monday 13th August 2007 to get a sense of the scale of this proposal (which wasn't immediately apparent from the original application). In advance of this visit, the applicant had been sent a letter from the Parish Council asking him to mark out, with stakes and/or string, the actual position and boundaries of the proposed dwelling and vehicular access. This he had done.

On inspection, the Parish Councillors came to the following conclusions:

- * The scale of the drawing which accompanies the application bears little or no relation to the actual dimensions of the site 'on the ground'.
- * The plot in question is too small to accommodate a dwelling and the proposed driveway and turning/parking space.
- * The plot in question, if built upon, would leave no room whatsoever for garden space, either to the new dwelling or the existing one.
- * Any dwelling, if built (and regardless of some 'frosted' windows) would overlook neighbouring properties and would be overlooked by same.
- * From a Highway access and safety viewpoint, the entire plot is located on a severe gradient immediately adjacent to a public footpath.
- * A site visit by Breckland Council Officers is strongly recommended.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 24-09-2007

ITEM	7	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/1194/O	
LOCATION:	SCARNING Land adjacent to 25 Norman Close	APPN TYPE: Outline POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Breckland Council Elizabeth House Walpole Loke	
AGENT:	Daniel Connal Partnership The Glasshouse Kings Lane	
PROPOSAL:	Erection of two storey dwelling and garage	

KEY ISSUES

1. Council's application for dwelling on amenity land.
2. Acceptable under Policy HOU.2 of the Breckland District Local Plan.

DESCRIPTION OF DEVELOPMENT

This is an outline application proposing the erection of a two storey dwelling and garage on a small parcel of amenity land, adjacent to 25 Norman Close, Scarning. Only the matter of access is required to be determined at this time with all other matters reserved.

SITE AND LOCATION

The rectangular application site, of 250 square metres, is located off the head of the Norman Close cul-de-sac, immediately north of a pair of semi-detached, two storey dwellings. The site, which lies approximately 100m south of the Dereham Road, forms an open area set between dwellings on all four sides.

RELEVANT SITE HISTORY

3PL/2006/1453/O - Two storey dwelling and garage - Withdrawn 02-02-2007.

POLICY CONSIDERATIONS

Policies ENV.9 and HOU.2 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.

ENV.9 The visual amenity value of open spaces will be protected from development.

HOU.2 Housing development within the Settlement Boundaries of the five towns will be permitted subject to criteria.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 24-09-2007

CONSULTATIONS

SCARNING P C

NO REPLY AS AT 7TH SEPTEMBER, 2007

HIGHWAYS AUTHORITY - No objection.

COUNCIL'S CONTAMINATED LAND OFFICER - No objection subject to conditions.

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - No objection

REPRESENTATIONS

Letters of objection have been received from local residents raising concerns in respect of loss of light, overlooking, inadequacy of parking locally, access, loss of play area and additional burden on local infrastructure.

ASSESSMENT NOTES

RECOMMENDATION

Outline Planning Permission

CONDITIONS

- 3005** Outline Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3210** Details indicative 2 storey required
- 3402** Boundary screening to be agreed
- 3412** Trees/hedges to be retained
- 3720** Provide access and parking
- 3750** Access/on-site parking
- 3920** Ground gas protection measures
- 3998** NOTES: Gas protection / Reasons for Approval

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 24-09-2007

ITEM	8	RECOMMENDATION : REFUSAL
REF NO:	3PL/2007/1202/F	
LOCATION:	SWAFFHAM Land adjacent Cubello Whitsands Road	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Highbury Developments Ltd 7 Tithe Barn Close Ickburgh	
AGENT:	Karen Bradley Chartered Architect Willow House	
PROPOSAL:	2 no. single storey dwellings with garages and change of vehicular access & new garage for Cubello	

KEY ISSUES

1. Impact upon the character and appearance of the locality
2. Impact upon neighbour amenity
3. Impact upon highway safety

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission to construct two detached chalet bungalows on site, to either side of the existing detached bungalow. In addition, two detached garages and two new vehicular accesses onto Whitsands Road are proposed, with the existing access to be closed.

SITE AND LOCATION

The site is a roughly triangular plot of land and contains a detached bungalow. To the north east is the Whitsands Road and to the north west is the Shouldham Lane carriageway. The site is surrounded by existing residential development and enclosed by a timber fence.

RELEVANT SITE HISTORY

3PL/2007/0379/F - An application for two single storey dwellings with garages and change of vehicular access was withdrawn.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 24-09-2007

POLICY CONSIDERATIONS

Policies HOU.2, TRA.5, ENV.26 and ENV.28 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.

HOU.2 Housing development within the Settlement Boundaries of the five towns will be permitted subject to criteria.

TRA.5 Where development would endanger transport safety, generate traffic that would be detrimental to the transport network, require highway improvements that would conflict with conservation considerations or attract traffic that would have an adverse effect on residential amenity, it will not be permitted.

ENV.26 High standards of design in all new buildings will be sought.

ENV.28 Amenity will be protected.

CONSULTATIONS

SWAFFHAM TOWN COUNCIL

Objection.

Swaffham Town Council's comments are to object to this application on the grounds of overdevelopment.

HIGHWAYS AUTHORITY – No objection subject to conditions.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER – No objection.

REPRESENTATIONS

Neighbour objections on the grounds of it being overbearing, would overlook neighbouring properties, highway safety concerns and it is an overdevelopment of the site.

ASSESSMENT NOTES

* The application is referred to Development Control Committee at the request of the local Ward Representative

* It is considered that this scheme fails to relate adequately to the existing character and appearance of the locality by virtue of the contrived layout and excessive overall height, scale and mass of the dwellings.

* For this reason, the application, as submitted, is recommended for refusal.

RECOMMENDATION

Refusal of Planning Permission

REASON(S) FOR REFUSAL

9900 D.W.L.P. - Policy HOU.2

9900 D.W.L.P - Policy ENV.26.

9900 Contrived layout and excessive scale

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 24-09-2007

ITEM	9	RECOMMENDATION : REFUSAL
REF NO:	3PL/2007/1343/F	
LOCATION:	NECTON Site of the east of 5 The Avenue	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr W Henry 5 The Avenue Necton	
AGENT:	PARSONS + Whittlely Ltd 1 London Street Swaffham	
PROPOSAL:	Proposed single storey dwelling (re-submission of 3PL/2007/1069/F)	

KEY ISSUES

1. Overdevelopment of site.
2. Cramped, harming residential amenity and local character

DESCRIPTION OF DEVELOPMENT

This application, which differs little from that refused in July of this year, is for a contemporary single storey dwelling.

SITE AND LOCATION

The application site, which is triangular in shape, forms an area of garden to the side of a modest bungalow located at the head of The Avenue, Necton.

RELEVANT SITE HISTORY

3PL/2007/0114/O - Single storey dwelling - Refused
3PL/2007/1069/F - Single storey dwelling - Refused.

POLICY CONSIDERATIONS

Policies HOU.4 and ENV.28 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.

HOU.4 Within the Settlement Boundaries of villages identified for Individual dwellings or small groups of housing, development will be permitted where it will enhance the form, character and setting of the village.

ENV.28 Amenity will be protected.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 24-09-2007

CONSULTATIONS

NECTON P C

Objection.

Comments:- Will not enhance the setting of the area. Will adversely affect amenity of adjoining dwelling. As per previous application PC strongly object to this application.

HIGHWAYS AUTHORITY - No objection.

REPRESENTATIONS

Letters of support have been received from local residents and from villages beyond Necton.

ASSESSMENT NOTES

- * This application is referred to the Development Control Committee at the request of the Ward Representative.
- * A material consideration in the determination of this application is the planning history which indicates two previous refusals, one for the same scheme.
- * The Avenue, which comprises bungalows set in reasonably sized plots, is characterised by a sense of openness due to the spaces around the buildings.
- * The proposal is totally at odds with this character, having a building without its own frontage and being positioned only 600mm from either side boundary (east and west).
- * The existing driveway, which is located only 3m from a principal window of the existing bungalow, is proposed to be shared with the occupants of the proposed dwelling.
- * This tight relationship is considered unsatisfactory and will result in a loss of amenity to the occupants of 5 The Avenue, by virtue of noise and disturbance due to the movement of vehicles entering and leaving the site.
- * A similar impact will result to the amenity of the occupants of 4 The Avenue.

RECOMMENDATION

Refusal of Planning Permission

REASON(S) FOR REFUSAL

- 9012** Adopted D.W.L.P. - (September 1999) Policy HOU.4
- 9014** Failure to enhance form, character and setting
- 9900** Adopted D.W.L.P. - (September 1999) Policy ENV.28

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 24-09-2007

ITEM	10	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/1371/CU	
LOCATION:	DEREHAM 10 Dale Road	APPN TYPE: Change of Use POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr TJ & Mrs JA Dagless 10 Dale Road Dereham	
AGENT:	Mr TJ & Mrs JA Dagless 10 Dale Road Dereham	
PROPOSAL:	Change of use from amenity land to garden land	

KEY ISSUES

Council owned land of minimal amenity value to be incorporated into garden of private dwelling

DESCRIPTION OF DEVELOPMENT

This application seeks the change of use of a small parcel of amenity land to domestic curtilage for the benefit of 10 Dale Road, Dereham. The land is not designated as public open space in the Breckland District Local Plan and appears as an area of lawn to the side of the applicants' two storey dwelling.

SITE AND LOCATION

The small area of grassland currently separating Nos. 8 and 10 Dale Road is located on a bend in the road, approximately 100m south of its junction with Sandy Lane.

RELEVANT SITE HISTORY

No relevant site history

POLICY CONSIDERATIONS

Policy ENV.9 of the Breckland District Local Plan (Adopted September 1999) is considered relevant to this application.
ENV.9 The visual amenity value of open spaces will be protected from development.

CONSULTATIONS

DEREHAM T C
NO REPLY AS AT 7TH SEPTEMBER, 2007

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 24-09-2007

REPRESENTATIONS

A letter of objection from a nearby resident raises concerns about the loss of this area of land for play space. Any fence which may be erected could obstruct views for traffic, resulting in danger for children in the area.

ASSESSMENT NOTES

* The proposal is referred to the Development Control Committee as the land, the subject of the application, is currently in the ownership of the Council.

* This unused parcel of land, which is currently maintained by the Council, provides little amenity value in the area given its size and the presence opposite of a more formal play area.

* Subject to a condition being attached to the planning permission controlling the uses of the land and any boundary treatments, it is recommended that planning permission be granted.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3300** No P.D. for fences, walls etc
- 3302** No P.D. for extensions, roof alterations, porches
- 3402** Boundary screening to be agreed
- 3998** NOTE: Reasons for Approval